

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Owner 1:	RUAN XIAOLAN		
Owner 2:			
Owner 3:			
Street 1:	75 SUNNYSIDE AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BARRY JOHN H & LISA A -		
Owner 2:	-		
Street 1:	75 SUNNYSIDE AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .07 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1684 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.06954	Total SF/SM:	3029	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	326,958	Spl Credit	Total:	327,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

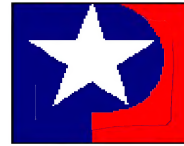
Residential

ARLINGTON

APPRaised:
USE VALUE:
ASSESSed:

Total Card /
556,400 /
556,400 /
556,400 /

Parcel
556,400
556,400
556,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	23423
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3029.000	229,400		327,000	556,400		23423
							GIS Ref
							GIS Ref
Total Card	0.070	229,400		327,000	556,400	Entered Lot Size	
Total Parcel	0.070	229,400		327,000	556,400	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		330.40	/Parcel:	330.40	Land Unit Type:	Insp Date
							12/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,400	0	3,029.	327,000	556,400		Year end	12/23/2021
2021	101	FV	229,400	0	3,029.	327,000	556,400		Year End Roll	12/10/2020
2020	101	FV	229,500	0	3,029.	327,000	556,500	556,500	Year End Roll	12/18/2019
2019	101	FV	163,100	0	3,029.	296,300	459,400	459,400	Year End Roll	1/3/2019
2018	101	FV	163,100	0	3,029.	281,000	444,100	444,100	Year End Roll	12/20/2017
2017	101	FV	163,100	0	3,029.	245,200	408,300	408,300	Year End Roll	1/3/2017
2016	101	FV	163,100	0	3,029.	209,500	372,600	372,600	Year End	1/4/2016
2015	101	FV	128,200	0	3,029.	194,100	322,300	322,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	189	PATRIOT
11/17/2002	MLS	MM	Mary M
2/20/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
6/28/1999		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	23	- Row House
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struc:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1948	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	25	% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
												</						